

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 3811 Martin Avenue and 1625 Way Street (Northwest side of Martin Avenue between Voss Avenue and Holland Road)

Applicant: John Marks
Owner: Gwendolyn Gibbs, John & Sherry McNeill

From: RS-12
To: CD-RS-7

Conditions: 1) Uses: Residential single family dwellings.
 2) Maximum density of 4 houses per acre.
 3) Flag lots shall not be permitted.

SITE INFORMATION	
Maximum Developable Units	34
Net Density	4 dwelling units per acre
Existing Land Use	2 Single Family, 1 Undeveloped Lot
Acreage	8.602
Physical Characteristics	<i>Topography:</i> Downward southern slope <i>Vegetation:</i> Mature trees / Grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-12
<i>South</i>	Single Family	RS-12
<i>East</i>	Single Family	RS-12
<i>West</i>	Single Family	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RS-7 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Way Street – Local Street.
Site Access	Proposed access via Way Street.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, Site drains to North Buffalo Creek
Floodplains	N/A
Streams	USGS Blue line (perennial) stream requires a 50' buffer (each side of the stream). Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed.
Other	Possibility of wetlands on site.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Promote new forms of compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: There is RS-9 zoning to the west and south of this tract, as well as slightly further to the east.

The applicant's subdivision plan shows access from Way Street at the northern part of the tract and a street stub provided at the eastern property line on the southern portion. No access is shown to Martin Avenue. Rather, a portion of the City's greenway would be provided adjacent to Martin Avenue.

The plan indicates 24 to 25 single family lots which would result in an approximate density of three units per acre. This density would be similar to RS-12. By condition, flag lots would not be permitted.

This request is compatible with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, this request is consistent with Comprehensive Plan policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.